



**Miami-Dade County
Department of Regulatory and Economic Resources**

HEARING ADVERTISEMENT REVIEW TRANSMITTAL LETTER

June 2, 2016

**TRACY R. SLAVENS,ESQ
701 BRICKELL AVE - 3300
MIAMI FL, 33131**

**Zoning Hearings Section
111 NW 1 STREET, SUITE 1110
MIAMI, FLORIDA 33128
(305) 375-2640**

**Re: Zoning Hearing Application # Z2015000139 for AMB CODINA BEACON LAKES ET AL . Date filed:
23-DEC-15.**

Dear TRACY R. SLAVENS,ESQ :

Below is the zoning hearing advertisement (ad), which contains all zoning requests submitted by the applicant. Please review the request(s), property location, legal description of the subject property, etc. and advise me of any changes or omissions within 10 calendar days. See my e-mail and mailing addresses below. If you concur that the ad is satisfactory, the hearing file will be forwarded to the Zoning Evaluation Section for further processing and recommendation.

If you do not concur with the ad and wish to make changes to the request or to plans, or otherwise submit additional documents, such changes and submittals shall be accepted during the next available filing period when they will be incorporated into the ad. All changes to the hearing advertisement will be re-sent to you for your review and approval. If you fail to respond within 10 days, the file will proceed to the Zoning Evaluation Section for further review and evaluation.

Once departmental comments & clearance have been obtained from DERM, Public Works, the School Board and other pertinent departments, the Zoning Evaluation Section will prepare the Department's recommendation and will send it to you for your review. Once again you will be given a 10-day period to respond whether no further documents will be submitted or whether you intend to submit additional documentation (for example: the submittal of a draft covenant).

Once you communicate to us that you wish the application to proceed or if you fail to respond within 10 calendar days, the application will be forwarded to the Agenda Coordinator's Office to be scheduled for hearing. If changes are requested by the Applicant, the changes and submittals shall be accepted during the next available filing period and will be incorporated into the ad. All changes will be resent to you for your review.

Please select one of the following options and send it to the Zoning Hearing Specialist listed below:

- ☐ I concur with the advertisement.
- ☐ I find the following problem or omission: _____
- ☐ I will be making changes to the application or Plans. Please hold the file.

I understand that changes to the advertisement may require additional fees and that my hearing will not be scheduled until all fees have been paid.

SEE ATTACHED ADVERTISEMENT

Please respond to **JORGE VITAL** at JVITAL@miamidade.gov, or mail to below address.

Zoning Hearings Section
111 NW 1 STREET, SUITE 1110
MIAMI, FLORIDA 33128
(305) 375-2640

Applicant's Draft

HEARING No. (15-139)

STR: 36-53-39

Council Area: C05

Commissioner Dist.:

APPLICANT: AMB CODINA BEACON LAKES ET AL

- (1) To make a substantial deviation determination pursuant to Section 380.06(19), F.S., with respect to the additional DRI requests.
- (10) District Boundary Change for Parcel 2 from GU and IU-2 to BU-3.
- (11) Unusual Use for Parcel 2; to wit a golf driving range and entertainment facility.
- (12) Deletion of Condition #2 of Resolution No. CZAB5-10-04, as modified from time to time.
- (13) Deletion of Declaration of Restrictions, recorded in Official Records Book 20487, Pages 4478-4496, as last modified by (i) a Modification of Declaration of Restrictions Recorded at Official Records Book 20487, Pages 4478 to 4496, as Further Modified by a Covenant Proviso Contained in Resolution No. CZAB5-10-4, recorded in Official Records Book 26750 at Page 1709, and (ii) a Modification of Declaration of Restrictions Recorded at Official Records Book 20487, Pages 4478 to 4496, as Further Modified by a Covenant Proviso Contained in Resolution No. CZAB5-10-4, recorded in Official Records Book 26758 at Page 3003 of the Public Records of Miami-Dade County, Florida.
- (14) Deletion of Declaration of Restrictions recorded in Official Records Book 20487 at Page 4314 of the Public Records of Miami-Dade County Florida.
- (2) Modification of the subject property described in Resolution No. Z-11-02, as amended, as provided in Exhibit A attached hereto, and to increase the size of property from approximately 436 acres to approximately 482 acres.
- (3) Modification of Recital of Resolution Z-20-08 "General Description of Proposed Development" as follows:

FROM: The Applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 5,300,000 square feet of warehouses, 175,000 square feet of office space, and 495,000 square feet of retail space or equivalent combination of said uses.

TO: The Applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 6,085,761 square feet of warehouses, 175,000 square feet of office space, and 495,000 square feet of retail space or equivalent combination of said uses pursuant to an equivalency matrix.
- (4) Modification of Condition 3.c. of Resolution No. Z-20-08 as follows:

FROM: "A traffic signal warrant study for the intersection of N.W. 14th Street and N.W. 137th Avenue shall be submitted for review and approval by the Public Works Director within 180 days of the issuance of the first certificate of occupancy for the retail center, and shall be repeated annually until two years after the final certificate of occupancy is issued for 450,000 square feet or more of retail use within the commercial rezoning parcel that is the subject of this application. The Applicant shall proceed with the signal design, permitting and installation in the event that a signal is warranted. A traffic signal is required at the intersection of N.W. 137th Avenue and the southwest driveway connection to the property, to permit a median opening and westbound left turns from the driveway to southbound N.W. 137th Avenue. The

traffic signal must be installed and operating prior to opening the driveway to traffic."

TO: "A traffic signal warrant study for the intersection of NW 25 Street and NW 117 Place shall be submitted for review and approval by the Public Works Director within 180 days of the issuance of the first certificate of occupancy for the retail center, and shall be repeated annually until two years after the final certificate of occupancy is issued for 450,000 square feet or more of retail use within the commercial rezoning parcel that is the subject of this application."

- (5) Deletion of Condition 4 of Resolution No. Z-20-08 as this condition is no longer applicable to the DRI.

- (6) Modification of Condition 6 of Resolution No. Z-20-08 as follows:

FROM: "That prior to issuing the first building permit, the Applicant will coordinate with Miami-Dade Transit to develop service plan alternatives for providing transit service to the proposed +/-46 acre retail center located at the southwest corner of the Beacon Lakes DRI. Options for providing transit service shall include one or more of the following: neighborhood circulators, route extension/realignment, as well as applicant/developer contributions. Other transit amenities, including bus bays and shelters for all bus stops, especially at all possible turnaround location(s), shall be included."

TO: "That prior to issuing the first building permit, the Applicant will coordinate with Miami-Dade Transit to develop service plan alternatives for providing transit service to the proposed +/-46 acre retail center located on the east portion of the Beacon Lakes DRI. Options for providing transit service shall include one or more of the following: neighborhood circulators, route extension/realignment, as well as applicant/developer contributions. Other transit amenities, including bus bays and shelters for all bus stops, especially at all possible turnaround location(s), shall be included."

- (7) Modification of Conditions 58, 59, and 60 of Resolution No. Z-10-12, as administratively modified from time to time and as reflected in the Notice of Adoption of an Extension to the Development Order for the Beacon Lakes Development of Regional Impact, as recorded in Official Records Book 28753 at Page 2187 of the Public Records of Miami-Dade County, Florida, as subsequently amended administratively:

FROM:

"58. April 27, 2019 is hereby established as the build out date for this project, which includes administrative extensions approved pursuant to Florida Statutes, and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to public health, safety, or welfare."

"59. The deadline for commencement of physical development shall be two (2) years from the date of the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing the physical development shall be April 27, 2019, which includes administrative extensions approved pursuant to Florida Statutes."

"60. April 27, 2024, is hereby established as the expiration date for the development order, which includes administrative extensions approved pursuant to Florida Statutes."

TO:

"58. September 1, 2025 is hereby established as the build out date for this project, which includes administrative extensions approved pursuant to Florida Statutes, and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-

zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to public health, safety, or welfare."

"59. The deadline for commencement of physical development shall be two (2) years from the date of the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing the physical development shall be September 1, 2025, which includes administrative extensions approved pursuant to Florida Statutes."

"60. September 1, 2025, is hereby established as the expiration date for the development order, which includes administrative extensions approved pursuant to Florida Statutes."

(8)

Modification of Exhibit 1 of Resolution No. Z-11-02, as last modified by Resolution No. Z-20-08, as follows:

Exhibit 1, Master Development Plan Map H (Revised 9/10/15)

THE ABOVE REQUESTS RELATE TO THE DEVELOPMENT OF REGIONAL IMPACT.

(9)

District Boundary Change for Parcel 1 from BU-2 to IU-1.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

SUBJECT PROPERTY: (legal description)

SEE EXHIBIT B

LOCATION: Between NW 12 Street & NW 25 Street & between NW 117 Avenue & NW 137 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 482 ACRES +/-

PRESENT ZONING:	IU-1	Industry - Light
	IU-1	Industry - Light

CONTACT PERSON: TRACY R. SLAVENS,ESQ
701 BRICKELL AVE - 3300
MIAMI FL, 33131
(305) 789-7642